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<b>Process No.</b>	<b>Applicant Name</b>
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THE FOLLOWING HEARING WAS DEFERRED FROM 5/11/04 TO THIS DATE:

HEARING NO. 04-5-CZ14-2 (03-366)

31-55-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: FRV DEVELOPMENT

AU to RU-1M(a)

SUBJECT PROPERTY: The south 269.189' of the north 534.189' of the west ½ of the NW ¼ of the SE ¼ of the SE ¼ in Section 31, Township 55 South, Range 40 East.

LOCATION: Lying east of S.W. 109 Avenue and approximately 265' south of S.W. 180 Street  
A/K/A: 18201 S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.92 Net Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/15/04 TO THIS DATE:

HEARING NO. 04-6-CZ14-1 (04-41)

5-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: ROBERT L. CARTER, TRUSTEE and DAMAAJ INTERNATIONAL, INC.

NON-USE VARIANCE OF SUBDIVISION REGULATIONS to waive the required street lighting and sidewalks within subdivisions.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under Chapter 28 Section 19(A) of the Public Works Code.

SUBJECT PROPERTY: That part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE/ly of C-103, canal Right-of-Way; AND: The NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.1± Acres

PRESENT ZONING: EU-S (Estates Suburban 1 Family 25,000 sq. ft.)

APPLICANT: OVI CONSTRUCTION

- (1) MODIFICATION of a condition of Resolution 2458-47, passed and adopted by the County Commission and reading as follows and only as it applies to the subject property:

FROM: “. . . 8,700 cubic foot minimum on all South Miami Heights, Sections A to H inclusive, lying in Sections 36-55-39, 31-55-40, 1-56-39 and Section 6-56-40, including a buffer strip 200’ wide around the entire subdivision (including strips of Section 35-55-39 and 2-56-39, except that part fronting on Quail Roost Drive with the provision that no residence will be placed on less than 75’ frontage.”

TO: “. . . 8,700 cubic foot minimum on all South Miami Heights, Sections A to H inclusive, lying in Sections 36-55-39, 31-55-40, 1-56-39 and Section 6-56-40, including a buffer strip 200’ wide around the entire subdivision (including strips of Section 35-55-39 and 2-56-39, except that part fronting on Quail Roost Drive with the provision that no residence shall be placed on less than 45’ frontage.”

The purpose of the request is to allow the applicant to construct a single family residence on a smaller site than required.

- (2) Applicant is requesting to permit the residence with a height of 16’ (15’ permitted).
- (3) The applicant is requesting to permit a lot coverage of 32% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and requests #2 & #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled “New Residence for Mr. Eduardo Rodriguez,” as prepared by Fernando Gomez-Pina, P. E., consisting of 3 pages and dated May 29, 2003. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 46 & 47, Block 23, ADDITION “C”, SOUTH MIAMI HEIGHTS, Plat book 23, Page 17.

LOCATION: The Northwest corner of S.W. 184 Street (Eureka Drive) & S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45’ x 104’

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-7-CZ14-2 (04-35)

1-56-39  
Council Area 14  
Comm. Dist. 9

APPLICANT: DRI, INC.

(1) EU-1 to EU-M

(2) Applicant is requesting to permit 2 proposed lots with 112.5' of frontage (120' required).

Upon a demonstration that the applicable standards have been satisfied, request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan", as prepared by DRI, Inc. dated received 2/4/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 3, DUKE ESTATES, Plat book 116, Page 86.

LOCATION: The Northeast corner of S.W. 127 Avenue and S.W. 195 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 225' x 139'

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: KAREN A. GRIER

- (1) Applicant is requesting to permit an accessory open storage structure in front of the main structure (not permitted) and setback 15.9' (75' required) from the front (north) and 5.1' (20' required) from the interior side (west) property lines.
- (2) Applicant is requesting to permit an accessory structure (barn) setback 3.2' (7.5' required) from the rear (south) property line and setback varying from 3.6' to 4.5' (20' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

A survey and landscape plan are on file and may be examined in the Zoning Department entitled "Prepared for: Karen A. Grier," as prepared by B. P. I. Land Surveying, Inc., and dated 1/28/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Commence at the Northwest corner of the S.W. ¼ of the SW ¼ of Section 20, Township 56 South, Range 39 East; thence S0°48'51"E along the west line of said SW ¼ for 492'; thence N88°54'6"E for 370' to the Point of beginning of the following described parcel of land; thence continue N88°54'06"E for 404'; thence S0°48'51"E for 167.72'; thence S88°52'51"W for 180'; thence S0°48'51"E for 72.64'; thence S88°50'52"W for 224'; N0°48'51"W for 240.65' to the Point of beginning, less the north 25' therefrom.

LOCATION: 16520 S.W. 245 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.03 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 04-7-CZ14-4 (04-98)

27-57-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: JORGE & MILENA GONZALEZ, ET AL

- (1) UNUSUAL USE to permit a testing facility for weather testing paint and related materials.
- (2) Applicant is requesting to waive the regulations requiring a half section line road to be 70' in width; to permit a total width of 35' for S.W. 202<sup>nd</sup> Avenue.

Upon a demonstration that the applicable standards have been satisfied, request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Atlas Weather Services Group Facility," as prepared by Cabrera Ramos Architects, Inc., consisting 6 pages and dated 3/16/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , in Section 27, Township 57 South, Range 38 East. AND: The SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  in Section 27, Township 57 South, Range 38 East. AND: The south  $\frac{3}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  in Section 27, Township 57 South, Range 38 East.

LOCATION: The Northwest corner of theoretical S.W. 200 Avenue & theoretical S.W. 352 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45 Acres

PRESENT ZONING: AU (Agricultural – Residential)